

# Resident and Community News



## Housing Authority of Henderson Bobbie Jarrett, Executive Director

January  
2026

### INSIDE THIS EDITION

January 2026

|                     |              |
|---------------------|--------------|
| Director Notes      | page 1, 2, 3 |
| Senior Notes        | page 4       |
| Manager's Notes     | page 5       |
| Event Calendar      | page 6       |
| CAT Center          | page 7       |
| General Information | page 8       |

The Mobile Library will be in your area for

#### Fagan Square

Dates & Times:

|                       |                     |
|-----------------------|---------------------|
| Tuesday, January 6th  | Time: 10 - 10:45 am |
| Tuesday, January 20th | Time: 10 - 10:45 am |

#### 840 North Adams

Dates & Times:

|                       |                     |
|-----------------------|---------------------|
| Tuesday, January 6th  | Time: 11 - 11:45 am |
| Tuesday, January 20th | Time: 11 - 11:45 am |

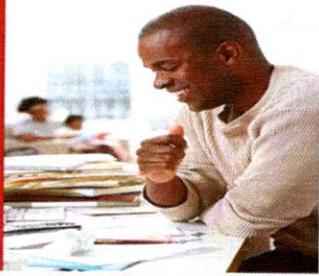
If you have any questions please call:

Juanita Daugherty  
Mobile Library Manager and  
Seed Library Coordinator  
Henderson County Public Library  
101 south Main St.  
Henderson, KY 42420  
270-826-3712 ext. 219

**Housing Authority of Henderson  
Board of Commissioner's Meeting  
January 2026  
12 Noon**

### FREE Tax Preparation Site at Housing Authority

Are you one of  
the  
millions of  
people who  
qualify for the  
EITC this year?  
  
Don't leave  
money on the  
table.



Ask your VITA preparer if you qualify  
for this tax credit today!

#EITCAwarenessDay

The Volunteer and Information Center and Green River Asset Building Coalition will again provide FREE Tax Assistance (Volunteer Income Tax Assistance (VITA) program at the Housing Authority. Look for our yellow and green doors to enter.

**Appointments will be necessary.** Call or Text: 270-631-0738; online at <https://www.volunteerhenderson.org/appointment>; or use the QR code below to scan and go directly to make an appointment.



Some details about the coming year's program:

- **VITA opens January 26, 2026.**
- **The Henderson County VITA site is located at the Housing Authority of Henderson, 111 S. Adams St.**
- **Site hours are Noon to 7 p.m. Monday and Tuesday and Saturdays from 9 a.m. to Noon.**

We have a new Client Portal that will allow patrons to check on returns.

Find details on how to qualify and what to bring to the VITA site at [www.volunteerhenderson.org/vita/](http://www.volunteerhenderson.org/vita/).

*Intake documents are available in the Housing Authority vestibule during HA's regular business hours.*

## **IMPLEMENTATION OF THE NEW FLAT RENT PROVISION**

(Affects Only Those Residents Who Are Currently Paying the Flat Rent Option)

The Housing Authority of Henderson hereby amends its flat rents to comply with the statutory changes contained in Public Law 113-76, the Fiscal Year 2014 Appropriations Act.

The 2014 Appropriations Act requires the Housing Authority of Henderson to establish flat rents at no less than 80% of the applicable Fair Market Rent (FMR) as established by the Department of Housing and Urban Development (HUD) for Henderson County.

Flat Rents are based on the 2026 Fair Market Rents for Henderson County, KY 42420.

The following are the new flat rents for the Housing Authority of Henderson:

The new Flat rental amounts will apply to all current program participants at the next annual recertification option.

| <u>Bedroom</u> | Current Flat<br>Flat Rent – Based On<br>FY 2025 Small Area FMR<br>For Henderson County<br>80% FMR –<br>new admissions | HUD Mandated<br>Flat Rent – Based On<br>FY 2026 FMR<br>For Evansville, IN-KY MSA<br>80 % FMR – new admissions |
|----------------|---|---|
| 0              | \$552   | \$568   |
| 1              | \$616   | \$611   |
| 2              | \$776   | \$759   |
| 3              | \$984   | \$976   |
| 4              | \$1128  | \$1131  |
| 5              | \$1297  | \$1301  |

Listed below are the scheduled annual recertification effective dates for each complex.

| Development                 | Effective Date of Increase |
|-----------------------------|----------------------------|
| Lawndale                    | March 1, 2026              |
| Dixon                       | May 1, 2026                |
| Eighth Street/Madison Court | July 1, 2026               |
| Dixon Ingram/Fagan/         | September 1, 2026          |
| 303/305 Fagan Street        | September 1, 2026          |
| 423 South Ingram            | September 1, 2026          |
| 840 North Adams             | November 1, 2026           |

| Bedroom | HUD Mandated<br>Flat Rent – Based On<br>FY 2026 Flat Rent<br>For Henderson County, KY<br>80 % FMR – new admissions<br>and recertifications | Increase/Decrease in Flat<br>Rent |
|---------|--|-----------------------------------|
| 0       | \$568  | \$16.00 increase                  |
| 1       | \$611  | \$ 5.00 decrease                  |
| 2       | \$759  | \$17.00 decrease                  |
| 3       | \$976  | \$8.00 decrease                   |
| 4       | \$1131   | \$3.00 increase                   |
| 5       | \$1301   | \$4.00 increase                   |

**NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE HUD NSPIRE  
INSPECTION 2025**

**The NSPIRE PHYSICAL INSPECTION SCHEDULED FOR NOVEMBER 18-20, 2025, WAS  
CANCELLED DUE TO THE GOVERNMENT SHUTDOWN. WE WILL INFORM YOU OF THE  
RE-SCHEDULED DATE FOR THE INSPECTIONS ONCE IT IS RECEIVED.**

**Remember:**

The resident is expected to keep the apartment in a **clean, safe, and sanitary manner**. Residents should clean up spills, keep all floors clean and free of clothes and debris, empty trash, and clean all surfaces, including appliances and countertops, regularly.

**In addition, you must call (270) 827-1294 immediately for all maintenance repairs.**

The Housing Authority has a 2026 Calendar available for you. This calendar contains helpful reminders such as holidays, rental due dates, useful tips, advice, and valuable resource information.

Place your calendar in a convenient location and refer to it often during 2026.

Calendars may be picked up at the front desk. Limit one per family.

*Have a Happy and Prosperous New Year!*

*Bobbie Jarrett  
Executive Director*

# WINTER WORD SEARCH

E P G H K F I R E P L A C E E A V T  
 H E A T E R R P Y M L P A Y P A T P  
 X V G A P P T F E G J E D T E N A W  
 V S S Q K L G L L W G H S W K M O Z  
 I F N Y O C C M E U V M O V J W C V  
 M Q E V Q I F C S A R Q I K A I J H  
 A G Z O C M A S N C E R D T A N P U  
 R N O I P N N G O W T A I V T T G W  
 B J R F R Z U D W M I F Z E S E S O  
 W W F U U M M M F N B T B O S R N A  
 E A F S C A R F L V T A R H D J J S  
 O R F B J W C E A B S F W L U A K S  
 J H D R L J H H K P O O O U T T S J  
 N M C Y E I D T E K R C P R S Y H C  
 B H U W Y E Z T Z X F T F L M B R J  
 F G V F E K Z Z S O L S T I C E J A  
 B L A N K E T E A Q D A R K I E J C  
 I F I R E W O O D R I R A I K A R K  
 X R Z L M B O O T S D N O S U L H E  
 C E P A R K A T L G W C H I L L Y T

BLANKET  
 BLIZZARD  
 BOOTS  
 CHILLY  
 COAT  
 COLD

DARK  
 FIREPLACE  
 FIREWOOD  
 FLURRIES  
 FREEZE  
 FROST

FROSTBITE  
 FROZEN  
 FURNACE  
 HEATER  
 ICICLE  
 JACKET

MITTENS  
 PARKA  
 SCARF  
 SNOWFLAKE  
 SOLSTICE  
 WINTER

## Rent Collection- Late Monthly Rent

**Friendly reminder** your rent is due on the first day of Month and late at 8:00 a.m. on the 11<sup>th</sup> day of the Month. Please consider using your taxes to get ahead on your rent and start an on-time payment history. Payment history is always answered on landlord verifications, applying for a loan, and applying for a mortgage.

## Parking

This is a reminder all parking is first come first serve. The only assigned parking is marked with handicapped signs. Please be considerate of neighbors and park second cars and guest's cars away from the apartments. Please do not park in yellow curbed areas. The yellow areas are marked for fire and emergency services to allow their trucks to get to the apartments. The life they are saving might be yours or your families.

## Stray Cats and other animals

Please do not feed and shelter stray animals. This is causing serious problems. We have received daily complaints about the animals running into apartments, their waste all over the property. Stray animals could carry disease and could be a health and safety to you and the pets who are living at the units.

## Pets and Service Animals

The policy states when your animal is outdoors it should be on a leash. Several residents are not following that policy. We have received complaints concerning non-leashed animals running up on leashed animals and causing problems. Please leash your animal while outdoors and pick up its waste as it happens.

## Smoking

Reminder there is no smoking of any kind or vaping inside the apartments allowed. You must be twenty-five feet from any door or window.



# January 2026

EVICTION NOTICES  
will be issued  
30 days  
after rent due date.

**Inspections:**

D&I, 423 S. Ingram,  
303/305 Fagan St.

January 21, 2026

**Re-Exams:**

Lawndale

**VITA opens:**

January 26, 2026.

The Henderson County VITA site is located at the Housing Authority of Henderson, 111 S. Adams St.

Site hours are Noon to 7 p.m. Monday and Tuesday and Saturdays from 9 a.m. to Noon.

**Garbage pick up dates:**

Lawndale –Mon/Wed/Fri

Dixon—Mon/Wed/Fri

Madison—Mon/Wed/Fri

Eighth St. - Mon/Wed/Fri

740,750 N. Adams—

Monday & Friday

Dixon/Ingram -Monday

Fagan Square -Friday

840 N Adams— Friday

**Thrift Shop Hours :**

Monday/Wednesday/  
Friday 9am-2pm

Wednesday is Intake Day

**Cabell Platt Medical Center**

Monday/Friday 8am-5pm

Tuesday/Wednesday/

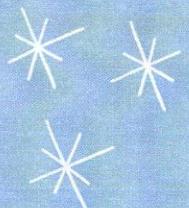
Thursday 8am-7pm

| Sun | Mon                                     | Tue                  | Wed | Thu   | Fri | Sat |
|-----|---|----------------------|-----|---|-----|-----|
|     |   |                      |     | 1<br>Rent Due<br>Offices & CAT<br>Center Closed | 2   | 3   |
|     |   |                      |     | New Year's Day!                                 |     |     |
| 4   | 5<br>CAT Center<br>Closed/No School     | 6                    | 7   | 8   | 9   | 10  |
| 11  | 12                                      | 13                   | 14  | 15  | 16  | 17  |
| 18  | 19<br>Offices &<br>CAT Center<br>Closed | 20<br>Utilities Read | 21  | 22  | 23  | 24  |
|     | MLK Day                                 |                      |     |   |     |     |
| 25  | 26                                      | 27                   | 28  | 29  | 30  | 31  |
|     | VITA opens                              |                      |     |   |     |     |



# JANUARY

## Newsletter



### A SEASON OF JOY, GRATITUDE, AND COMMUNITY AT THE CAT CENTER

We are incredibly thankful for the opportunity to bless each of our students with Christmas gifts this year. December at the CAT Center was filled with excitement, gratitude, and holiday cheer, and it was truly special to witness the joy on our students' faces throughout the season.

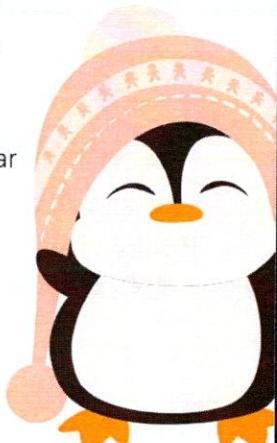
We also celebrated our very first Jingle & Mingle, and what a wonderful and successful night it was! Thank you to everyone who came out to support the CAT Center and our students. Seeing families, staff, and community members come together made the evening especially meaningful.

The CAT Center received a special delivery from the Evansville Thunderbolts. Their yearly Teddy Bear Toss brought smiles to our students and made the holiday season even more special. Thank you, Evansville Thunderbolts!

We remain committed to our mission:

To provide youth and their families with opportunities and resources to achieve the highest academic, social, and personal potential through a safe and supportive environment, with a strong emphasis on education and promoting self-worth.

Thank you for being part of such a meaningful season and for continuing to support the CAT Center. We are excited to serve our students and families in the year ahead!

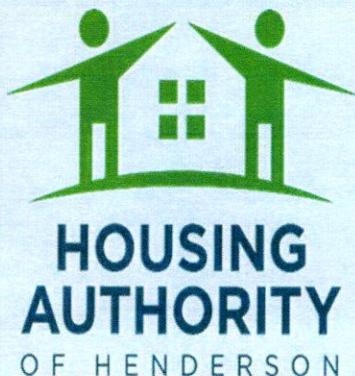


### UPCOMING EVENTS:

- January 1<sup>st</sup>, 2<sup>nd</sup>, & 5<sup>th</sup> - No School
- January 6<sup>th</sup> - First Day Back!
- January 19<sup>th</sup> - MLK DAY!  
No School/CAT Center Closed



## HOUSING AUTHORITY OF HENDERSON



111 South Adams Street  
Henderson, Kentucky 42420

Phone: 270-827-1294  
Fax: 270-827-1482

E-mail:  
[housing@hahenderson.org](mailto:housing@hahenderson.org)

Promoting, without discrimination, affordable quality  
Housing, Economic opportunity, and a positive living  
environment for the residents we serve.

### Applications

**Currently by Appointment Only**

**Call to schedule appointment**

Public Housing & Section Eight Applications  
are taken at the Housing Authority office

**Monday - Friday**  
**8:00 am - 11:00 am**  
**2:00 pm - 4:00 pm**

- All household members age 18 years and older must be present to sign.
- You must have Social Security Cards for all members of the household.
- Birth Certificates must be provided for all household members and a photo ID for all adults.
- If anyone is pregnant a statement must be presented as to due date.
- For Public Housing you must have proof of income. There may also be other documents that may be needed. You can come to the office and pick up a list that show what other documents will be needed.

### Inspections:

**Fagan, D&I, 423 S. Ingram,  
303/305 Fagan St.**

**January 21, 2026**

**Re-Exams Documentation Due:**  
**Lawndale**



### **MAINTENANCE DEPARTMENT**

**SUPERVISORS:**

**Troy Cox and Tony Clayton**

**PROBLEMS:**

Please do not attempt to repair problems  
yourself.

Please call work orders in immediately!

**Call before 4:00 pm**

**LIFE THREATENING  
EMERGENCIES:**

**CALL: 911**

